

Real Estate Terms & Conditions

PROCEDURE: This property will be offered at oral auction, until the close of the auction as determined by the auctioneer.

DOWN PAYMENT: A \$10,000 down payment is due at the close of the auction with the balance in cash at closing. The down payment will be made in cash at closing. The down payment may be made in the form of cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the seller's rejection or acceptance.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price. **DEED:** Seller shall provide an Executor's Deed.

CLOSING: The balance of the purchase price is due in the property by virtue of the offering of the property for sale.

cash at closing. A targeted closing date will be approximately 45 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared 50:50 between Buyer and Seller. Any costs associated with securing a mortgage shall be paid by the buyer(s).

POSSESSION: Possession given the day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate taxes will be pro-rated to the day of closing.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. All potential bidders are encouraged to have licensed inspectors and/or contractors inspect and view the property. The auction company will work with all potential bidders to gain access to the property for inspections in a timely fashion. Further, Seller disclaims any and all responsibility for bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

RETAINING WALL DISCLOSURE: The stone retaining wall along the Southwesterly lot line facing Winona Lake is leaning severely and has become a safety hazard. A letter was issued by the Winona Lake Building Commission requiring the wall to be repaired by the end of the year. It will be the responsibility of the new buyer to make this repair and comply with the Building Commission's request. A copy of the letter can be furnished upon the request of any potential bidder.

LOT SIZE: All dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions, county records, and/or aerial photos.

SURVEY: The Seller shall provide a new survey if required for an insured closing. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Final sales price shall not be adjusted to reflect any difference between advertised and surveyed lot size.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any persons from bidding if there is any question as to the persons' credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL ORAL STATEMENTS MADE.



7009 N. River Road,
Fort Wayne, IN 46815

AUCTION MANAGER:
Jared Sipe,
260-750-1553

AC63001504 • AU10700099

CORPORATE HEADQUARTERS:
950 N. Liberty Dr.,
Columbia City, IN 46725

800-451-2709

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Timed Online Only
PERSONAL
PROPERTY:
Sunday, July 10th
Lots begin closing at 6pm

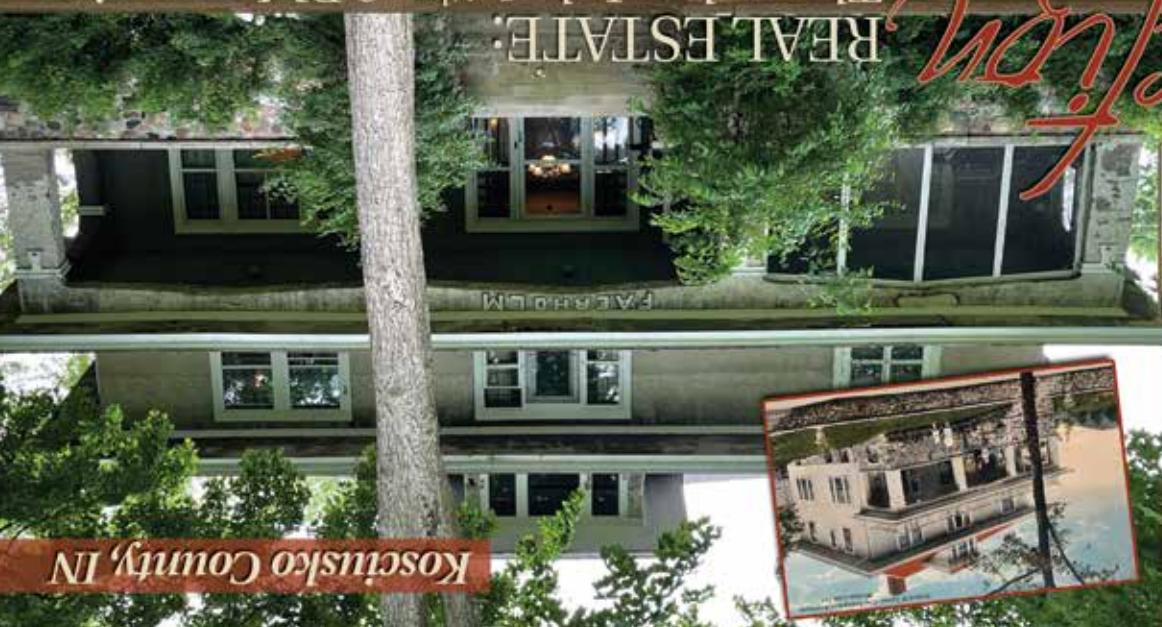


SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

Auction

REAL ESTATE:

Thursday, July 14th • 6 PM • on site
304 Chestnut Ave, Winona Lake, IN 46590



Kosciusko County, IN

PERSONAL PROPERTY & REAL ESTATE
Kosciusko County, IN

Historical Home in Beautiful Winona Lake!

- 2 Story Historical Home
- Over 3,500 square feet
- Abundance of original natural woodwork, character & charm
- 4 Platted Lots Overlooking Circle Fountain Park & Winona Lake

Open House:
RE and PP
Open House Dates:
Sunday, June 26
from 1pm-4pm or by
appointment only on
the Real Estate.

Kosciusko County, IN

REAL ESTATE:

Thursday, July 14th • 6 PM • on site

Property Address:

304 Chestnut Ave, Winona Lake, IN 46590

Directions to Auction Property:

From Highway 30 turn South on to County Road 250 E, turn right on to Wooster Rd, (Wooster turns into 7th St), continue until it dead ends into Chestnut Ave, turn right and Auction will be on the left a few blocks down.

Auctioneer's Note: This beautiful historical home was built in 1915 and was owned by Dr. Milford H. Lyon and his wife Effie Lyon. In 1926 the property was deeded to Benjamin and Elanor Ringle where they resided for the next 50 years until the property was sold to Mr. and Mrs. DeVries in 1977. For nearly the last 100 years this home has only had two owners. This property offers breathtaking views of Circle Fountain Park and Winona Lake and is centrally located for easy access to amenities, shopping, and public access to Winona Lake. This is a rare and unique opportunity to own a piece of history in Winona Lake, be sure to attend this auction and bid your price.

Real Estate Description:

- 2 story home on a mostly full basement
- 4 platted lots, 2 vacant platted lots next to the home included, overall size 80' x 148', breathtaking views of Circle Fountain Park & Winona Lake
- Built in 1915
- Over 3,500 square feet of living space
- 5 bedrooms with large closets, 1 full bathroom, 1 half bathroom
- Beautiful natural woodwork including hardwood floors, original doors, baseboards, casings, crown molding, staircases, & pocket door
- Large family/living room with fireplace & coffered beam ceiling: 17'x32'
- Formal dining room: 15'x17'
- Extra room: 10'x16'
- Kitchen: 9'x10'
- Bedroom 1: 10'x16'
- Bedroom 2: 13'x13'
- Bedroom 3: 11'x13'

- Master Bedroom: 13'x15' with 3 closets, bathroom with sink only
- Bedroom 5 maid's quarters with back staircase: 9'x12'
- Full bathroom: 8'x12'
- Gas boiler radiant heating system
- Large covered & screened porch overlooking Circle Fountain Park & Winona Lake
- Stucco siding & asphalt shingle roof
- Large walk-up attic
- City utilities & natural gas
- 2021 pay 2022 annual taxes: \$1,594.32 w/exemptions
- Warsaw Community Schools: Jefferson Elementary, Lakeview Middle School, & Warsaw High School

**Owner: Harold DeVries Estate,
Dennis DeVries Personal Representative
Auction Manager: Jared Sipe, 260-750-1553**

Timed Online Only

PERSONAL PROPERTY:

Sunday, July 10th
Lots begin closing at 6pm

Personal Property: • 2018 Chevrolet Malibu LT with just over 17,000 miles • **Large, extensive collection of various types of Fenton glass** and other art glass • **Mary Gregory pieces** • **Many hand painted china pieces** • **Hummels** • **Belleek** • **Delft Blue** • **Antique lamps** • **Antique Clocks** • **Antique light fixtures** • **Antique Winona Lake Postcards** • **Antique showcase items** • **Jewelry** • **Antique furniture** • **Cast iron bank** • **Steiff bears** • **Antique oil lamps** • **Kimball spinet piano** • **Large quantity of figurines, glassware, and collectibles** • **Hand and power tools** • **Snow blower**

Auctioneer's Note: Mr. and Mrs. DeVries were antique collectors and dealers for many years. They amassed an extensive collection of good quality antiques and glassware. This is just a small sample size of the highlights of the auction. Please visit www.schraderfortwayne.com for photos and the link to the online bidding platform which will provide detailed photographs and descriptions of every lot. Once on the website please click on the auction and look for this link to the online bidding platform.

PP Loadout Dates:

Monday, July 11th • 11am-6pm

Tuesday, July 12th • 10am-6pm

866-340-0445

schraderfortwayne.com

